

CYHE3
Conservation Areas

3.0 CONSULTATIONS

3.1 Internal

Highway Regulation - No objection

Design, Conservation and Sustainable Development - No comment to make

3.2 External

Upper Poppleton Parish Council - No objection

Response to neighbour consultation letters which expired on 16.03.11. - 2 letters of objection received from adjacent residents, raising the following concerns:

Loss of privacy to neighbouring lounge and garden at Maypole Cottage further to insertion of larger window to side elevation serving the proposed utility room - suggest frosted glass or alternative siting of rear door to this location;
Loss of outlook and light from living room window of adjacent dwelling at No. 1 Black Dykes Lane;
Height and length of proposed extension is out of proportion with the rest of the building.

4.0 APPRAISAL

KEY ISSUES

4.1. Visual impact on the dwelling and surrounding conservation area;

4.2 Impact on neighbouring amenity

4.3 When determining planning applications within conservation areas, the Council is under a statutory duty to consider the desirability of preserving or enhancing the character and appearance of the area.

4.4 DRAFT LOCAL PLAN POLICY CYH7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.5 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape

features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.6 DRAFT LOCAL PLAN POLICY CYHE3 of the Development Control Local Plan states that within Conservation Areas, proposals for external alterations will only be permitted where there is no adverse effect on the character and appearance of the area.

4.7 Planning Policy Statement 5: Planning and the Historic Environment offers advice on development proposals in historic environments and confirms the aim of conserving our heritage assets and utilising the historic environment in creating sustainable places.

4.8 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

4.9 Poppleton Village Design Statement states inter alia that proper assessment of the character of the surrounding environment should be taken into account when development is proposed and that the size and massing of extensions should harmonise with neighbouring properties and spaces; contemporary design should complement and be in sympathy with existing building character and that adequate car parking spaces should be provided within the curtilage of the property to avoid on-street parking.

ASSESSMENT

4.10 The proposed addition will appear large in relation to the rear of the existing dwelling, due to the proposed height; however a relatively modest rear projection is proposed. The extension will be set in from both side elevations of the original dwelling and will be set down from the original ridge. It will be partially visible when viewed from Station Road, though it is not considered to be overly dominant and the design is not considered to harm the appearance of the dwelling, nor the character or appearance of the Conservation Area. A small open porch is also proposed to the rear giving access to a new doorway to the existing rear elevation, and this is considered in keeping with the appearance of the dwelling.

4.11 Sufficient amenity will be available within the large garden to the rear; along with sufficient car and cycle storage available within the driveway and existing detached garage.

4.12 The attached neighbouring dwelling at No. 1 Black Dykes Lane has a single storey rear extension in place, projecting to approx. 1.9 metres to the rear, with one side window looking towards the host dwelling. The proposed rear projection at the host will be approx. 2.2 metres, thus is not considered it will be overly dominant, when viewed from this neighbouring dining room. Though some loss of light to this window

may occur, it is not considered to be overly significant, particularly taking into account that a single storey rear extension built within permitted development rights, could project further than that proposed and to a height that would cause the same impact upon this neighbouring window. Again, taking into account the good size of this neighbouring garden, the extension is not considered to cause undue loss of visual amenity. Some additional loss of privacy to this neighbouring garden area may occur, further to the proposed first floor window within the rear elevation, however, again, taking into account that a large dormer could be constructed within permitted development rights, it is not considered to be sufficiently detrimental so as to warrant refusal.

4.13 As the host dwelling is set much further back from the highway than the other neighbouring dwelling at Maypole Cottage, the extension will not be overly visible to view from the dwelling nor the garden area. The existing pantry window to the side elevation is proposed to be replaced by a larger one, though it is not considered any significant additional loss of privacy will occur to this neighbour, taking into account the proposed use of the room will be a utility room and is separated from the neighbouring property by a the application site's driveway, a shared accessway and a boundary fence. It is noted that this window could be installed within permitted development rights. The proposed side facing kitchen window is not considered to result in a loss of privacy due to its positioning parallel with the end of the neighbours garden as is subject to the separation noted above.

4.14 Sufficient separation distance of more than 35 metres will be retained between the host and the dwelling to the rear at No. 2 The Green, and the trees within both gardens will provide some screening. Again, taking into account the adequate separation distance and also the orientation between the host and the other adjacent dwelling at Courtlands, no loss of amenity will occur.

5.0 CONCLUSION

It is considered that the proposal will not seriously harm the living conditions of nearby neighbours nor the character or appearance of the dwelling or the surrounding conservation area. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

3 The development hereby permitted shall be carried out in accordance with the following plans:-

D4100018/06 revA; D4100018/05 revA; D4100018/07 revA; D41000018/04 received on 15.02.11.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours or the impact upon the streetscene. As such the proposal complies with Policies H7, HE3 and GP1 of the City of York Development Control Local Plan; City of York Supplementary Planning Guidance to Householders (Approved March 2001); Planning Policy Statement 5: Planning and the Historic Environment and Poppleton Village Design Statement.

Contact details:

Author: Carolyn Howarth Development Management Assistant
Tel No: 01904 552405